

ORDINANCE NO. 2015-17

Amended Zoning Ordinance

WHEREAS, the Jefferson County Board of Supervisors has heretofore been petitioned to amend the official zoning map of Jefferson County, and

WHEREAS, Petitions R3825A-15, R3826A-15, R3827A-15, R3828A-15, R3831A-15, R3832A-15, R3815A-15, R3835A-15, R3836A-15, R3837A-15, R3838A-15, R3839A-15, R3840A-15 and R3841A-15 were referred to the Jefferson County Planning and Zoning Committee for public hearing on September 17, 2015, and

WHEREAS, the proposed amendments have been given due consideration by the Board of Supervisors in open session,

NOW, THEREFORE, BE IT ORDAINED that the Jefferson County Board of Supervisors does amend the official zoning map of Jefferson County as follows:

FROM BUSINESS TO A-2, AGRICULTURAL AND RURAL BUSINESS; A-3, AGRICULTURAL/RURAL RESIDENTIAL; AND N, NATURAL RESOURCE

Create a 5.51-acre A-2 lot for residential-type storage; create a 2.37-acre A-3 lot around the home at **W1412 County Highway E** and a 5.08-acre A-3 lot around the home at **W1442 County Road E**; create a 19-acre Natural Resource zone adjacent. This proposal is on PIN 024-0516-1541-000 (32.47 acres), Town of Palmyra. Approval is conditioned upon receipt and recording of a final certified survey map for the lots including extraterritorial plat review, if necessary. The A-2 zone shall be for personal, accessory residential storage only; no outside storage is allowed. The Natural Resource zone shall be kept with the adjacent zone unless road access is granted for it. R3825A-15, R3826A-15 & R3827A-15 – James Omdoll Trust

FROM A-1 EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS

Rezone PIN 012-0816-2222-002 (5.76 acres) with conditional use for mini-warehousing at **N8466 North Road** in the Town of Ixonia. This is conditioned upon Department of Transportation approval for the change in use of the existing access. The existing private onsite waste treatment system shall be abandoned and reviewed by the Zoning Department. R3828A-15 - Raymond & Janet Ross/Edgar Grosenick property

Create an A-2 zone with two lots, one of 5.3 acres with conditional use for beekeeping supply sales and storage **south of East Gate Drive**, and one of 4.59 acres at **W2763 East Gate Drive** with conditional use for farm equipment and construction equipment sales. The site is on PIN 032-0815-1231-000 (37.14 acres) in the Town of Watertown. Rezoning is conditioned upon road access approval; lot four must have frontage and access on a public road in order to be sold separately, or a variance must be granted in order for access and frontage to not be necessary.

Further, it is conditioned upon approval and recording of a final certified survey map, including extraterritorial plat review if necessary. R3831A-15 – JTO Properties, LLC

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3,
AGRICULTURAL/RURAL RESIDENTIAL**

Create a 2-acre building site on **County Road N** from part of PIN 004-0515-1924-001 (14.036 acres) in the Town of Cold Spring. This prime ag land lot is being allowed at two acres due to a history of non-cultivation, and uses the last available lot for the property. Approval is therefore conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon road access approval, receipt of a suitable soil test and approval and recording of a final certified survey map, including extraterritorial plat review if necessary. R3832A-15 – Steven & Theresa Schluter

Create a 3-acre farm consolidation lot around the home and buildings at **N7054 County Road D** in the Town of Farmington from part of 008-0715-0241-000 (37.99 acres). This action is conditioned upon road access approval for the remaining A-1 zoned land and upon approval and recording of a final certified survey map for the lot with a minimum 20-foot setback to any building. R3815A-15 – Eldyn Pitzner

Rezone 2 acres of PIN 012-0816-0324-000 (43.156 acres) to create a new building site near **W1161 County Road CW** in the Town of Ixonia. This is conditioned upon road access approval, receipt of a suitable soil test and approval and recording of a final certified survey for the lot. R3835A-15 – David Mallow

Create a 3-acre farm consolidation lot at **N5207 Pioneer Drive** in the Town of Concord from part of PINs 006-0716-3212-001 (20 acres) and 006-0716-3213-000 (40 acres). Approval is conditioned upon road access to the remaining A-1 zoned land and approval and recording of the final certified survey map, including extraterritorial plat review if necessary. R3836A-15 – Thomas Anfang

Rezone to create four, 2-acre building sites utilizing consolidation of Parcels of Record, transferring two lots from 006-0716-3212-001 (20 acres) and 006-0716-3213-000 (40 acres) to 006-0716-3211-001 (20 acres) and creating two lots from PINs 006-0716-3211-001 and 006-0716-3214-000 (40 acres). The site is on **Pioneer Drive** in the Town of Concord. This utilizes the last available A-3 lots for the property, and therefore this action is conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon road access approval, receipt of a suitable soil test for each lot and approval and recording of a final certified survey map, including extraterritorial plat review if necessary. R3837A-15 – Thomas Anfang

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL
RESIDENTIAL AND NATURAL RESOURCE**

Create a 6-acre building site on **Rocky Lane** and a 10.7-acre Natural Resource zone from PIN 006-0716-3214-000 (40 acres) in the Town of Concord. This utilizes the last available A-3 zone for the property; therefore, rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon road access approval, receipt of a suitable soil test and

approval and recording of a final certified survey map, including extraterritorial plat review if necessary. R3838A-15 & R3839-15 – Thomas Anfang

FROM A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCE

Create a 7.4-acre Natural Resource zone on **Lake Dorothy Lane** from PIN 008-0715-1422-000 (29.343 acres) in the Town of Farmington. Approval is conditioned upon approval and recording of a final certified survey map or deed transfer document. Road access approval will only be required if this is to be sold separately from adjoining lands. R3840A-15 – Gina Salmieri/Ione Kerr property

**FROM A-1, EXCLUSIVE AGRICULTURAL AND COMMUNITY TO A-3,
AGRICULTURAL/RURAL RESIDENTIAL**

Rezone 1.85 acres of PIN 018-0713-3032-000 (28.2 acres) to create a lot around the buildings at **N5480 County Road O** in the Town of Lake Mills. This is conditioned upon approval and recording of a final certified survey map. All structures must be a minimum of 20 feet from the proposed lot lines. R3841A-15 – Jon W. Febock

The above rezonings shall be null and void and of no effect one year from the date of County Board approval unless all applicable conditions have been completed by that date.

Adopted by the Jefferson County Board of Supervisors this 13th day of October 2015.

s/Jim Schroeder
Jim Schroeder
Chair

ATTEST:

s/Barbara A. Frank
Barbara A. Frank, County Clerk

Published this 16th day of October 2015.

Ayes: **VOICE VOTE** Noes_____ Abstain_ 1 ____ Absent_____ Vacant_____
(Kannard)

Requested by
Planning & Zoning Committee

10-13-15

Deb Magritz: 10-06-15

REVIEWED: Administrator: BW; Corp. Counsel: JBW; Finance Director: BL